

# AIRPORT LAND USE COMMISSION San Luis Obispo County

## Minutes of April 19, 2006 **DRAFT**

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Minutes of the Regular Meeting of the Airport Land Use Commission held in the (new) County Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, CA. at 1:30 p.m.

PRESENT: COMMISSIONERS JAMES GLEIM, JIM HEGGARTY, RICHARD POTTRATZ, ROBERT TEFFT, AND CHAIRMAN ROGER OXBORROW

ABSENT: COMMISSIONERS TERRY ORTON, GERRIT VANDERZIEL

STAFF: BILL ROBESON, AIRPORT LAND USE COMMISSION PLANNER

OTHER: NONE

The meeting is called to order by Chairman Oxborrow.

The following action minutes are listed as they were acted upon by the Airport Land Use Commission and as listed on the agenda for the Regular Meeting of April 19, 2006, together with the maps and staff reports attached thereto and incorporated therein by reference.

1. **Minutes:** Minutes of March 15, 2006, are submitted for approval.  
**Thereafter, on motion of Commissioner Tefft, seconded by Commissioner Gleim, and carried in the absence of Commissioners Orton and Vanderziel, to approve the minutes of March 15, 2006, as presented.**
2. **Staff updates:**
  - a. Bill Robeson states the ALUC (Airport Land Use Commission) seats appointed by the City Selection Committee, currently held by Commissioners Heggarty and Tefft, are due to expire on May 31, 2006. He states Commissioners Heggarty and Tefft will remain on the ALUC until the City Selection Committee makes their selection, possibly at a meeting in June. He also notes that only Dr. Tefft will be seeking reappointment and explains the process to submit resumes for those persons interested in being considered for appointment.
  - b. Bill Robeson states a letter has been received from Randy Dettmer who has resigned as Alternate Commissioner to Chairman Roger Oxborrow. He further explains the process for anyone interested in becoming a Commission Alternate.

- c. Bill Robeson introduces Gary Nemeth and states he will be replacing John Cromwell as Alternate to Commissioner Jim Heggarty.
- d. Bill Robeson states the EIR (Environmental Impact Report) for the San Luis Obispo (SLO) County Airport Master Plan draft is now available for public review for 3 months. He states the Public Review Draft will go through certification for the EIR and both will be presented for adoption to the Board of Supervisors (BOS) on May 16, 2006. He further notes the major Airport projects at the San Luis Obispo County Regional Airport that are associated with the EIR and states he is available for questions.

### **DISCUSSION ITEM:**

3. **Proposal for a General Plan Amendment** 1038 Southwood Drive inside the City of San Luis Obispo (SLO) to allow for a zoning change from Service Commercial to Multi-Family; represented by Cannon & Associates/Agent.

Bill Robeson describes the above item with overhead displays, the zoning change proposal and location in Airport Safety Area 2.

Commissioner Heggarty questions if multi-story buildings are proposed. Bill Robeson defers to the agent and states no definite project is proposed at this time.

Mike Cannon, agent/Cannon & Associates and applicant, further describes the purpose of this proposal, distributes a copy of an aerial view of the project site (Exhibit A) and discusses the traffic pattern in relative to safety. He feels this area will be workable for workforce housing and City housing needs.

Michael Codron, City of San Luis Obispo (City) Planner, discusses the rezoning proposal and states the City will submit a formal referral in the near future. He discusses density calculations, working with a Detailed Area Plan, determining Safety policy findings for ALUP consistency and states he is available for questions.

Commissioner Tefft questions if the building to be replaced is in the Manufacturing area, and questions the Park zoning. Mr. Codron responds yes, and clarifies the Public Park zoning. Commissioner Pottratz questions the density, with Michael Codron and Mr. Cannon responding to the density calculations and R-4 zoning. Commissioner Gleim questions the status of the planned parks. Mr. Codron responds they will remain parks. Commissioners concur there are no issues with this proposal presented today.

Michael Codron explains what action the City is requesting from the ALUC at this time and references the SLO ALUP for ALUC decisions in reviewing small scale projects for consistency. He discusses a consistency action by the ALUC, the allowable uses in the City Ordinance and process to bring the General Plan amendment and Zoning change proposal forward. He states the applicants will be looking for more density than what is allowed in the ALUP.

Commissioners discuss action by the ALUC today and the interpretation of ALUP

for bringing this referral forward.

Todd Smith, Cannon & Associates/agent, further discusses density for this zoning change, City requirements and the need for an exception request by the ALUC in order to bring this referral forward.

Commissioner Tefft states he is not in favor of any action by the ALUC today and further explains the interpretation of the provision in the ALUP referenced by Michael Codren.

Michael Codron clarifies the City density calculations and the ALUC direction requested for density consideration.

Commissioner Tefft comments on a Detailed Area Plan for this item. Chairman Oxborrow calls for any additional public comment; no other person comes forward to comment. Commissioner Heggarty states he would be in favor of this proposed General Plan amendment if this helps the City with their housing program. Commissioners discuss density proposals and consistency interpretation of the ALUP. Chairman Oxborrow states the consensus of the ALUC is not objectionable and recommends the City bring the concept forward to this Commission as a formal referral.

4. This being the time set for a voluntary referral for determination of consistency or inconsistency by the County of San Luis Obispo for the development of the **Lathrop Business Park** (Brian Pedrotti, Planner; Applicant, Scott Lathrop, **County File Numbers: DRC2005-00031**) on a 6.8 acre site; seven (7) buildings total to be constructed in two (2) phases. Phase 1 will consist of four (4) buildings which will house "Trust Automation", An Electronic Components and Assembly Business. (Uses include Manufacturing/Commercial Service with some Warehousing and Office Space) County Of San Luis Obispo. Phase II development has been shown as future and is assigned square footages. The designation of future buildings uses and square footages is a County Ordinance requirement when designing a Business Park, however, the likelihood of these uses and square footages meeting future client's needs is unknown. The project site is located northwest of the intersection of Broad Street (Hwy 227) and Tank Farm Road. The site is located in San Luis Obispo Airport Safety Area 1c.

Bill Robeson describes the above development proposal with overhead displays, states it is on a 6.8 acre site; seven (7) buildings total to be constructed in two (2) phases, and corrects page 4-2, under the title Discussion, line 2 and 4: delete 'per acre'. He further questions using the term 'voluntary' for the ALUC referrals, discusses the ALUP incorporation in the County's General Plan, feels the use of the term 'voluntary' may not be accurate and requests clarification from the ALUC.

Chairman Oxborrow discusses individual projects coming under voluntary referral based on General Plan reference and states these projects should not be termed 'voluntary'. Commissioners further discuss terminology of referrals.

Bill Robeson recommends removing the words 'voluntary' or 'mandatory' on referrals and reference voluntary items under the heading 'Discussion' and

mandatory items under the heading 'Hearing items' which will require action; Commissioners concur. Bill Robeson states he will research County and City ordinances to compare wording to formulate a better decision on the terminology of 'voluntary' and 'mandatory' referrals.

Bill Robeson continues to describe the Lathrop proposal with overhead displays, states the Business Park will be in 2 phases with development, describes the manufacturing business' proposed and the Airport Master Plan and County requirements for the proposed uses and structures in this area. He discusses the business' proposed, density calculations, noise issues, noise contour areas, and noise conditions from ALUP that will be applied. He states he is available for questions and recommends a finding of consistency.

Commissioners discuss the Airport Master Plan, City ACOS (Airport Compatible Open Space) and limitations which may reduce the density proposals.

Scott Lathrop, states he is the applicant and one of property owners. He states they concur with the staff report and fully intend to meet all the conditions applied. He states ACOS limitations will not be a problem and he is available for questions.

Ty Safreno, 1621 Higuera Street, applicant and owner of Trust Automation, describes his current business, proposal in this referral, and states he is available for questions.

No other person comes forward to comment.

Commissioner Tefft states this item is consistent with the ALUP, it is an appropriate use, discusses density issues and states it should be clarified that this is not in an ACOS area. Commissioner Pottratz concurs. **Thereafter a motion by Commissioner Pottratz, seconded by Commissioner Heggarty to find the Lathrop Business Park item consistent with the San Luis Obispo County Regional Airport Land Use Plan with the stipulation that the density not exceed 340 persons is discussed.** Commissioner Tefft states that calculations should be noted as the "density calculated according to the method outlined in the ALUP."

**Matter is fully discussed, thereafter, on motion of Commissioner Pottratz, seconded by Commissioner Heggarty, and carried in the absence of Commissioners Orton and Vanderziel, this commission determines that the above referenced project is consistent with the San Luis Obispo County Regional Airport Land Use Plan based on Finding A, with the stipulation that the density not exceed 340 persons, and is referred back to the County of San Luis Obispo. (Document #2006-005)**

Meeting break.

Meeting resumes.

5. This being the time set for hearing to consider a proposal by the **SAN LUIS OBISPO COUNTY AIRPORT LAND USE COMMISSION** for the purpose of adopting **proposed amendments to the Airport Land Use Plan for the**

**Oceano County Airport (ALUP).** (Public Review Draft continued from 3/15/06.)

Bill Robeson discusses the sequence for the review of the Oceano ALUP Public Review Draft and displays a flow chart for ALUP adoption. He discusses time frames for discussion, gives a history of what has been done with the Public Review Draft to date, and explains the community workshops for the Oceano area and Advisory meetings that need to take place. He explains the environmental review process for the Draft ALUP and states it is usually in the form of a ND (Negative Declaration). He further recommends that comments should be submitted in written form, he makes projections for the final draft, noticing requirements and adoption, and states he is available for questions.

Commissioner Heggarty questions who is on the ALUP subcommittee; Staff responds Commissioners Binger, Vanderziel and Tefft. Commissioner Heggarty discusses meeting with the community of Oceano and the Advisory Group, with Staff responding he will work on providing the ALUC with details on those meetings. Commissioner Tefft comments on the ALUP adoption process, recommends the subcommittee meet with County Planning Staff during the process to arrive at a consensus after taking public comment. He also recommends consulting with Cal Trans (California State Aeronautics) before the ALUP adoption. Bill Robeson concurs and states he will incorporate that step in the projection chart for the ALUP. Chairman Oxborrow comments on the hearings and input for the ALUP, gathers a consensus for the projected process and opens the discussion for public comment.

Linda Auston, 626 Airport Drive in Oceano, states the community feels the Public Review Draft document wants to stop all residential development. She refers to page 6, comments on the encroaching streets to the Airport, and discusses the houses that were there before the Airport. She further comments on improving business on Pier Avenue, and feels the Airport should not dictate how the community should develop.

Shane Hernandez, resident at the north side of Pier Avenue, states their family owns the trailer court on north side of Pier Avenue in Oceano. He states his concern with the Public Review Draft ALUP; feels it is ambiguous and refers to examples on page 5. He feels the community has spoken out with what they want and consideration should be taken with the recommendations in the Oceano Specific Plan in order to address issues with the flow of traffic and parking. He feels the ALUP is too restrictive with density, he would like to see the ALUP more in line with the Oceano Specific Plan and feels Oceano needs to develop along Pier Avenue.

Kim Hatch/Steve Pults & Associates, states he represents the Hernandez family, comments on his clients project and requests clarification in the language on page 12 for Area C/Runway Protection zone for Residential and Mixed Use development. He recommends the ALUC evaluate the density limitations on page 22, the Land Use Matrix on page 29 and revise the standards to reflect the uses proposed in the Oceano Specific Plan.

Mitch Cooney, Oceano CSD (Community Services District) General Manager, discusses the vitality of the Airport and future of Oceano development. He feels

they should be complimentary and offers his services to work with both the public and the ALUC.

Julisa. Hernandez states she represents Sandy Grounds Café on Pier Avenue. She comments in favor of development on Pier Avenue, discusses the needs and services for residents and visitor, and feels the proposed ALUP does not meet those needs and is not in the best interest of residents and tourists.

Roger Ivy, Oceano resident, states they are gathering a petition in opposition of the proposed ALUP and asks the ALUC for consideration in allowing development in this area of Oceano.

Chairman Oxborrow comments on State laws that are required in the ALUP. He states they are all in agreement with the needs of Oceano and Pier Avenue and the ALUC is working on how to meet the needs of both the community and the Airport. He feels public comment is essential to work through issues and states the ALUC appreciates the public comments and concerns. Commissioner Tefft responds to public comments and explains the general differences between the ALUP and the Planning Department instruments (documents). He comments on the residential area, and clarifies the Airport zoning description in the document. Commissioner Heggarty questions if the Community Services District (CSD) Manager has been involved with the Advisory meetings.

Bill Robeson responds Mitch Cooney, the CSD Manager, has attended the Oceano Advisory meetings. He comments on the workshops that still need to be held for input from the Oceano area, suggests the public put their questions in writing, reference the ALUP, offer solutions and direction if possible, and thanks the public who have come forward with comments today.

Commissioner Heggarty recommends a more formal meeting with the residents in Oceano and feels the CSD Manager should be in attendance to assist in explaining information to the public; Staff concurs. Commissioner Tefft expresses his appreciation to the persons in attendance today. He explains State guidelines that have to be considered and explains what is in draft ALUP represents a compromise of those state standards. He recommends the ALUP subcommittee and County staff work through specific concepts and efforts for compromise. Commissioner Heggarty questions how much revenue the Airport brings to the Oceano area.

Mitch Cooney responds the Airport brings in about a million dollars, feels the community will grow in development and comments on the Pier Avenue tourist revenue and services needed to accommodate them. He comments on the need for compromise between the Airport and community to co-exist for safety and growth.

Commissioners comment on development for community services that are needed, and Airport maintenance and growth.

Mitch Cooney comments on the community's motivation to move forward and the consensus to consider the Airport as an asset.

Chairman Oxborrow comments on moving forward and actions by the ALUC needed today. Commissioner Tefft recommends incorporating the additional items on the errata sheet listed on page 5-3 that were missed at the last meeting.

**Matter is further discussed, thereafter on motion by Commissioner Tefft, seconded by Commissioner Gleim and carried in the absence of Commissioners Orton and Vanderziel, to incorporate the additional errata on page 5-3 on to the errata sheet that will be distributed with the Public Review Draft for the Oceano Airport Land Use Plan (ALUP).**

Commissioner Heggarty discusses a motion to continue the Public Review Draft item. He requests that staff bring a schedule of events to the next ALUC meeting of the meetings and that will take place in Oceano and a list of recommended persons attending those meetings. Commissioner Tefft adds a recommendation to include smaller meetings with the CSD, County Planning Staff and Subcommittee members to work through issues. Commissioners discuss dates to continue the Public Review Draft item, noticing requirements, and involvement of other persons in the County Planning Department throughout the process.

Bill Robeson comments on his communication with the Planning Director and concurs to involve other County Staff working with the Oceano Specific Plan in the ALUP process.

**Matter is further discussed, thereafter on motion of Commissioner Tefft, seconded by Commissioner Gleim and carried in the absence of Commissioners Orton and Vanderziel, to continue the Public Review Draft of proposed amendments for the Oceano Airport Land Use Plan to June 21, 2006, at 1:30 p.m.**

There being no further business, this meeting is adjourned to May 17, 2006, at 1:30 p.m., (new) County Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, CA.

Respectfully submitted,

Chris Macek, Secretary  
Airport Land Use Commission